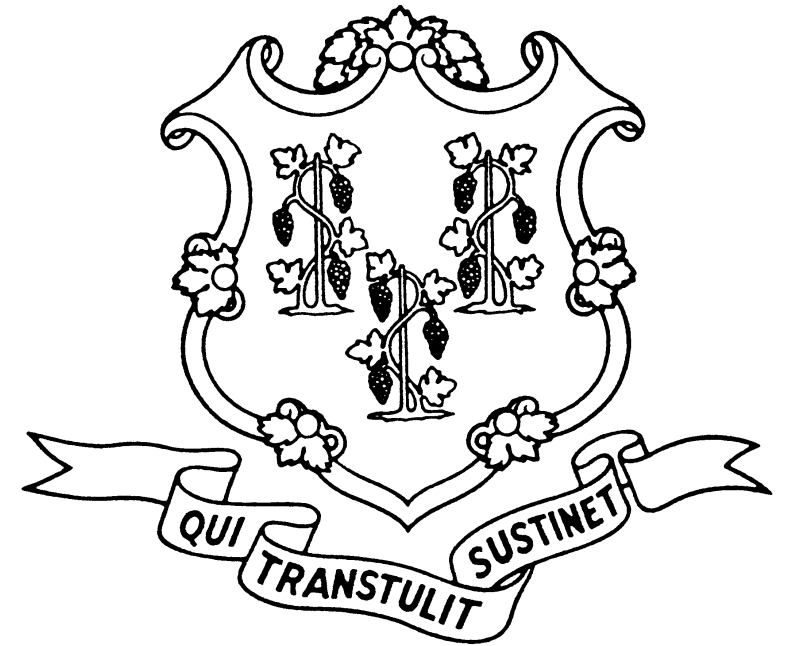




NEW LONDON DEVELOPMENT

The Incoming Administration and Incoming Housing Commissioner can immediately partner with the CT DOT, to efficiently educate municipalities, cities, stakeholders, citizens and the private sectors to the advancing global development and technology trends that will improve transit-oriented development, preserve and enhance state infrastructure, elevate a long-term environmental strategy and create truly Integrated and Collaborative Housing Types keeping Connecticut at the forefront of progressive housing development.



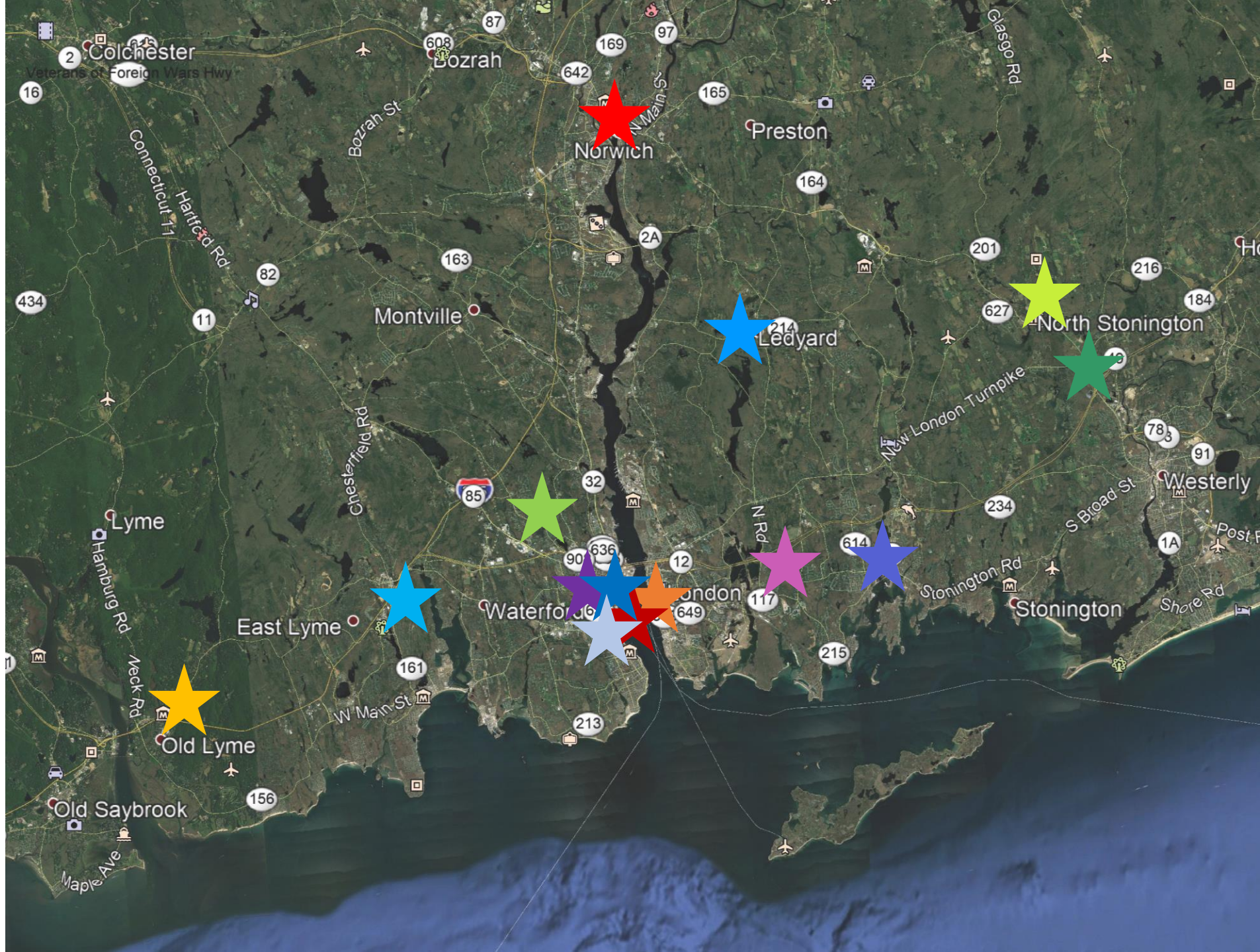
Benefits and Outcomes



- Cost effective and efficient land use
- Local economic development and growth
- Improve multimodal transportation system
- Significant emission reduction

Proposed New England Villages

- ★ 1. Old Lyme
- ★ 2. East Lyme
- ★ 3. Waterford
- ★ 4. New London - Water Street
- ★ 5. New London - Bank Street
- ★ 6. New London - Academic Ctr
- ★ 7. New London - Garde Ctr
- ★ 8. New London - Lawrence Memorial
- ★ 9. Groton
- ★ 10. Mystic
- ★ 11. Pawcatuck
- ★ 12. North Stonington
- ★ 13. Ledyard
- ★ 14. Norwich



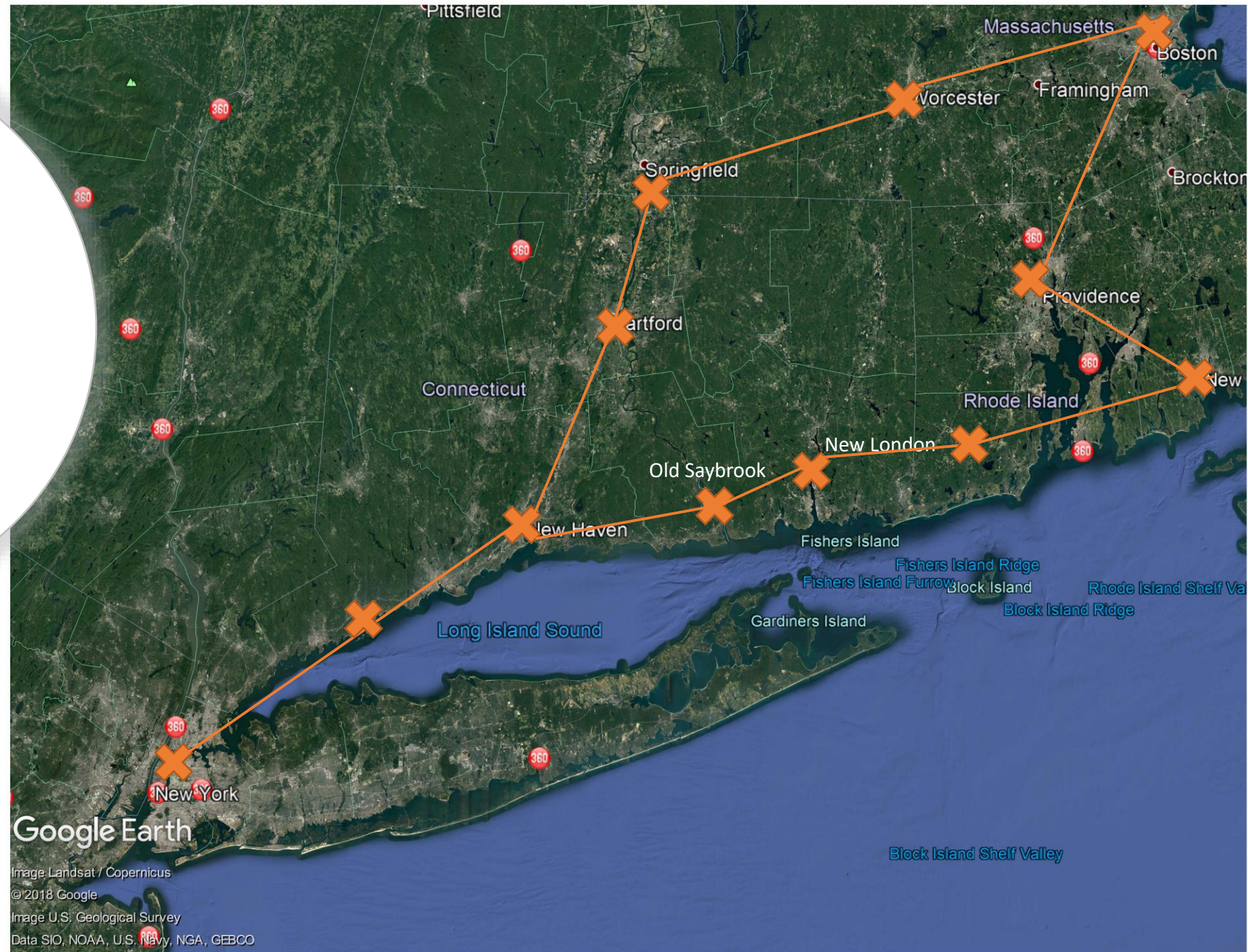
Existing Rail Network



Stations



Tracks



Existing Rail



Stations



Tracks

Proposed Fasttrack Smart Transportation Network



Stations



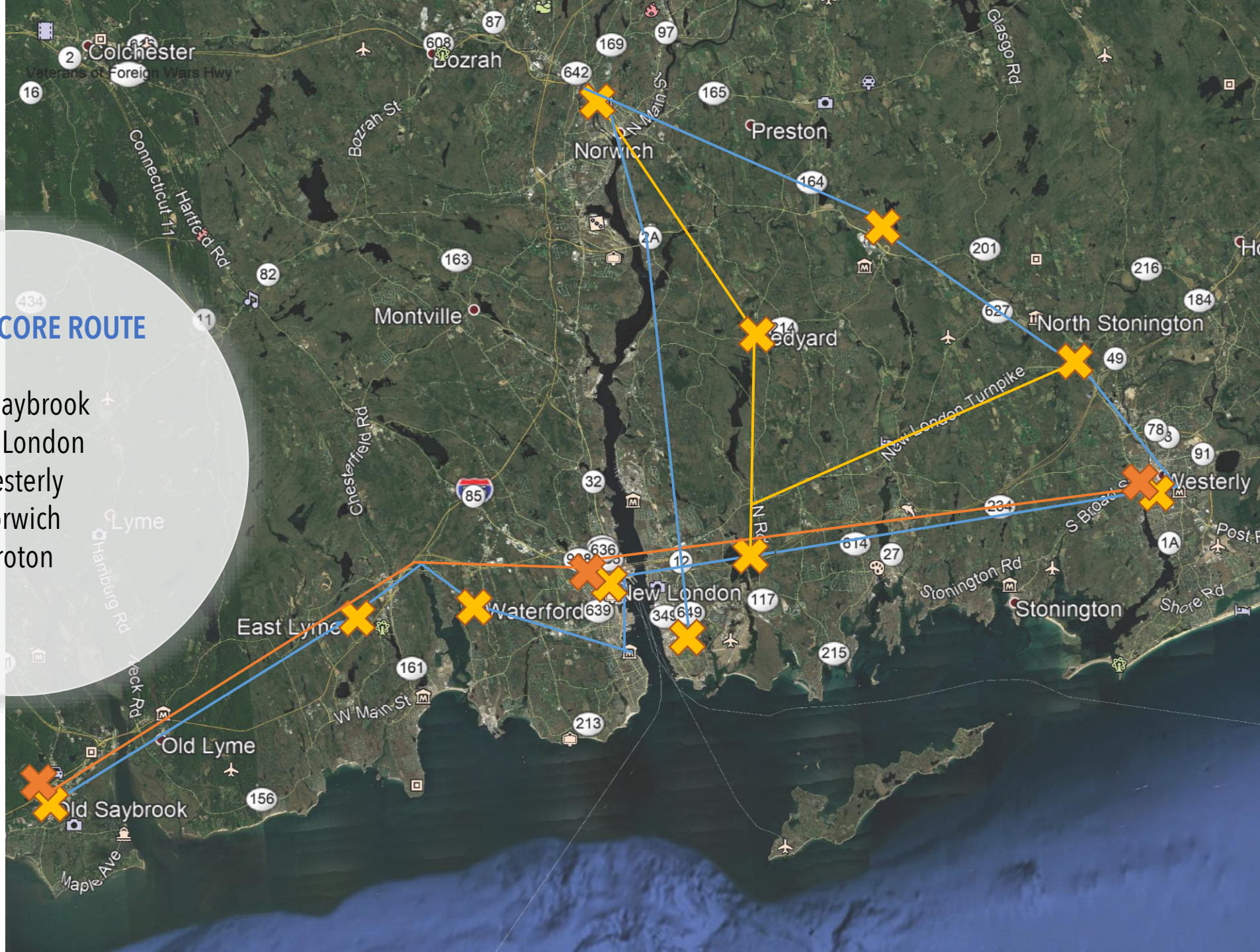
Tracks

CENTRAL CORE ROUTE

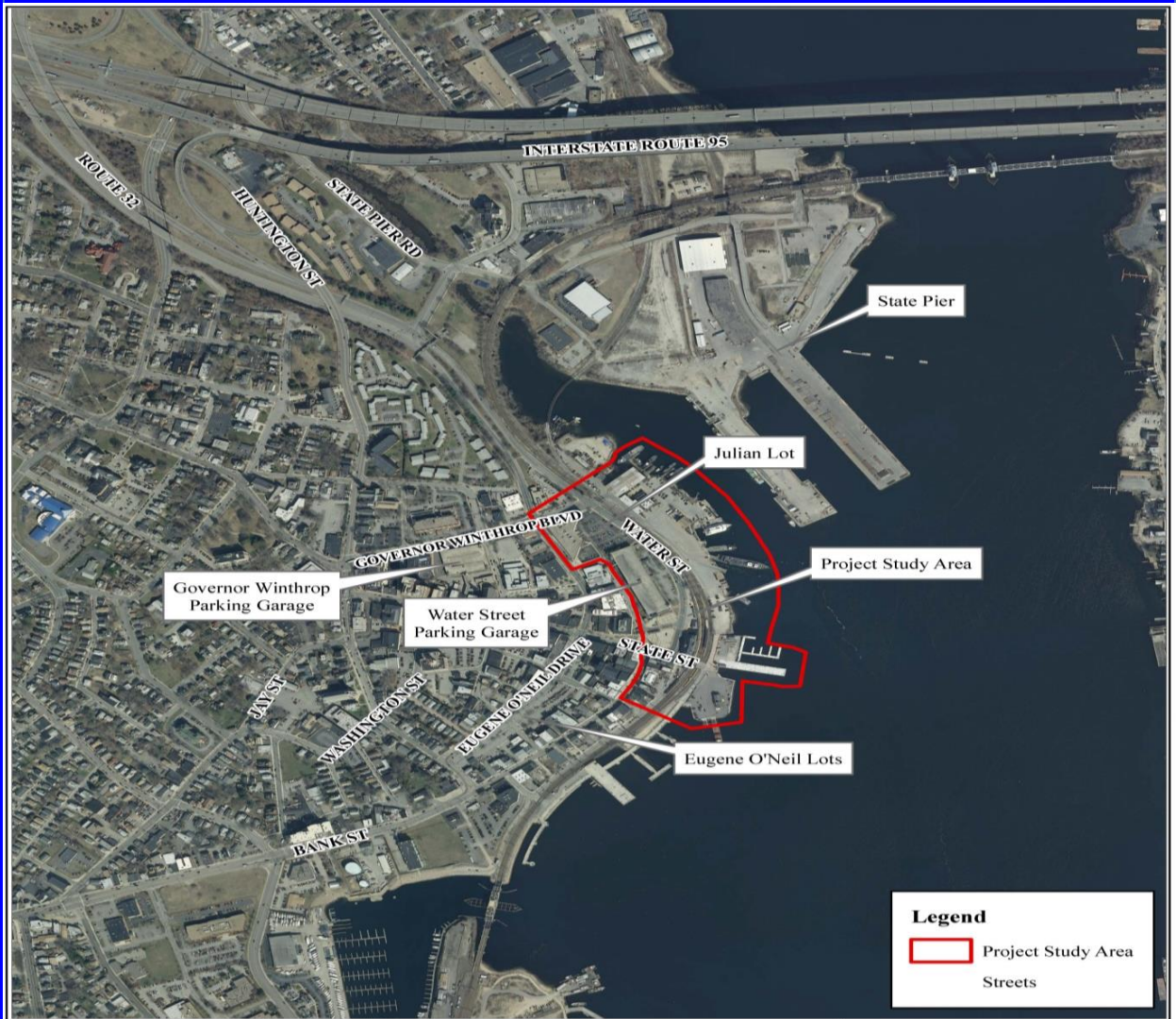
Old Saybrook
New London
Westerly
Norwich
Groton

STRATEGIC SPURS

Old Lyme
East Lyme
Waterford
Mystic
North Stonington
Foxwoods
Ledyard
Mohegan Sun
Groton City

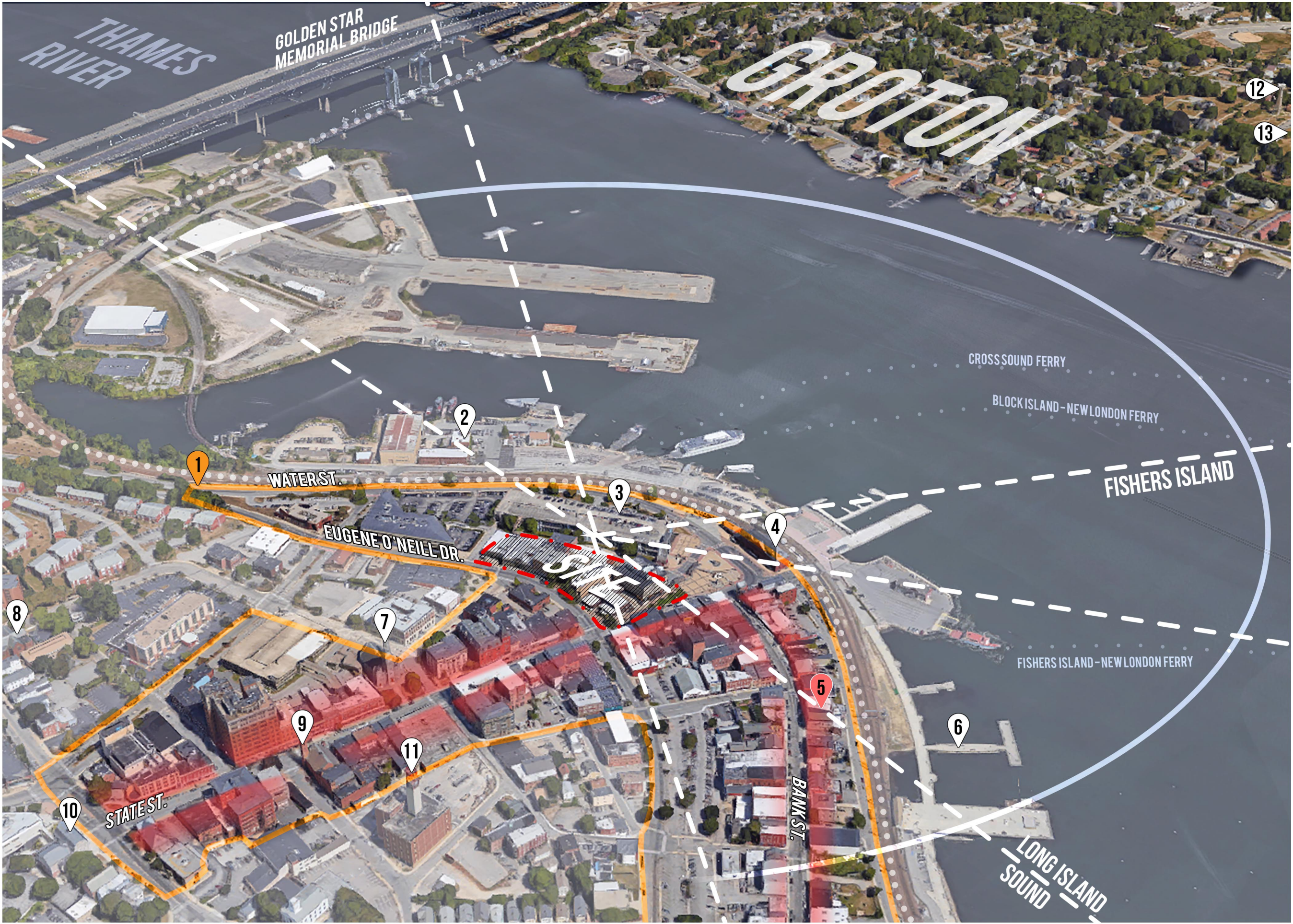


PROJECT ELEMENTS

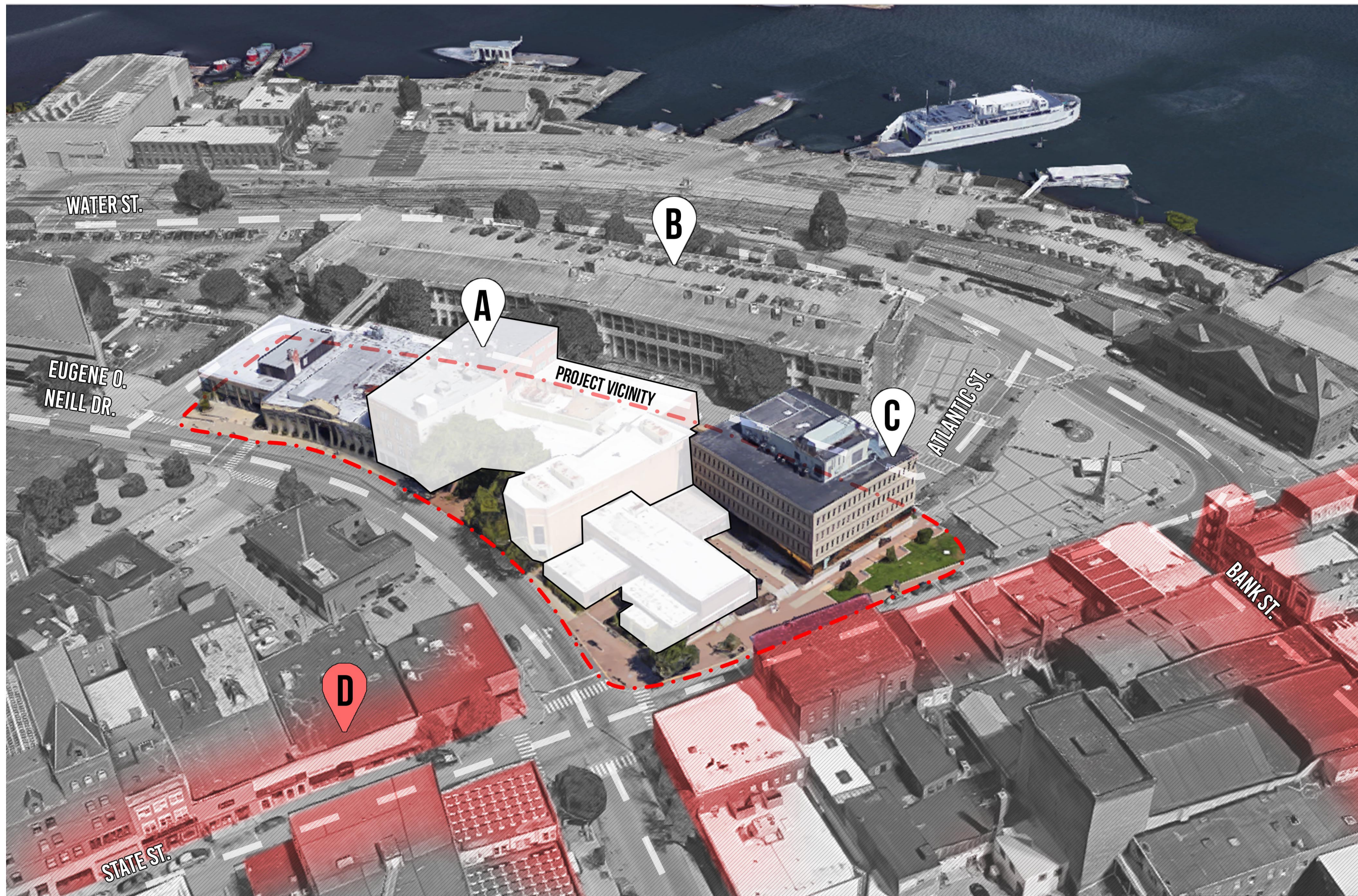


- Transit Oriented Development
- Expand the Public Parking Facility
- Construct Pedestrian Bridge

VICINITY PLAN




- 1_EASTERN CORE SUBDISTRICT
- 2_CROSS SOUND FERRY
- 3_WATER ST. GARAGE
- 4_UNION RAILROAD STATION:
NEW LONDON'S PEDESTRIAN PORTAL
- 5_RETAIL PEDESTRIAN CORRIDOR
- 6_WATERFRONT PARK
- 7_FIRST CONGREGATIONAL CHURCH
- 8_ST. JAMES EPISCOPAL CHURCH
- 9_SPIRES = VISUAL LANDMARK
- 10_SUPERIOR COURT
- 11_RCN METRO OPTICAL NETWORK TOWER
- 12_GROTON OBELISK
- 13_FORT GRISWOLD BATTLEFIELD STATE PARK





SITE PLAN

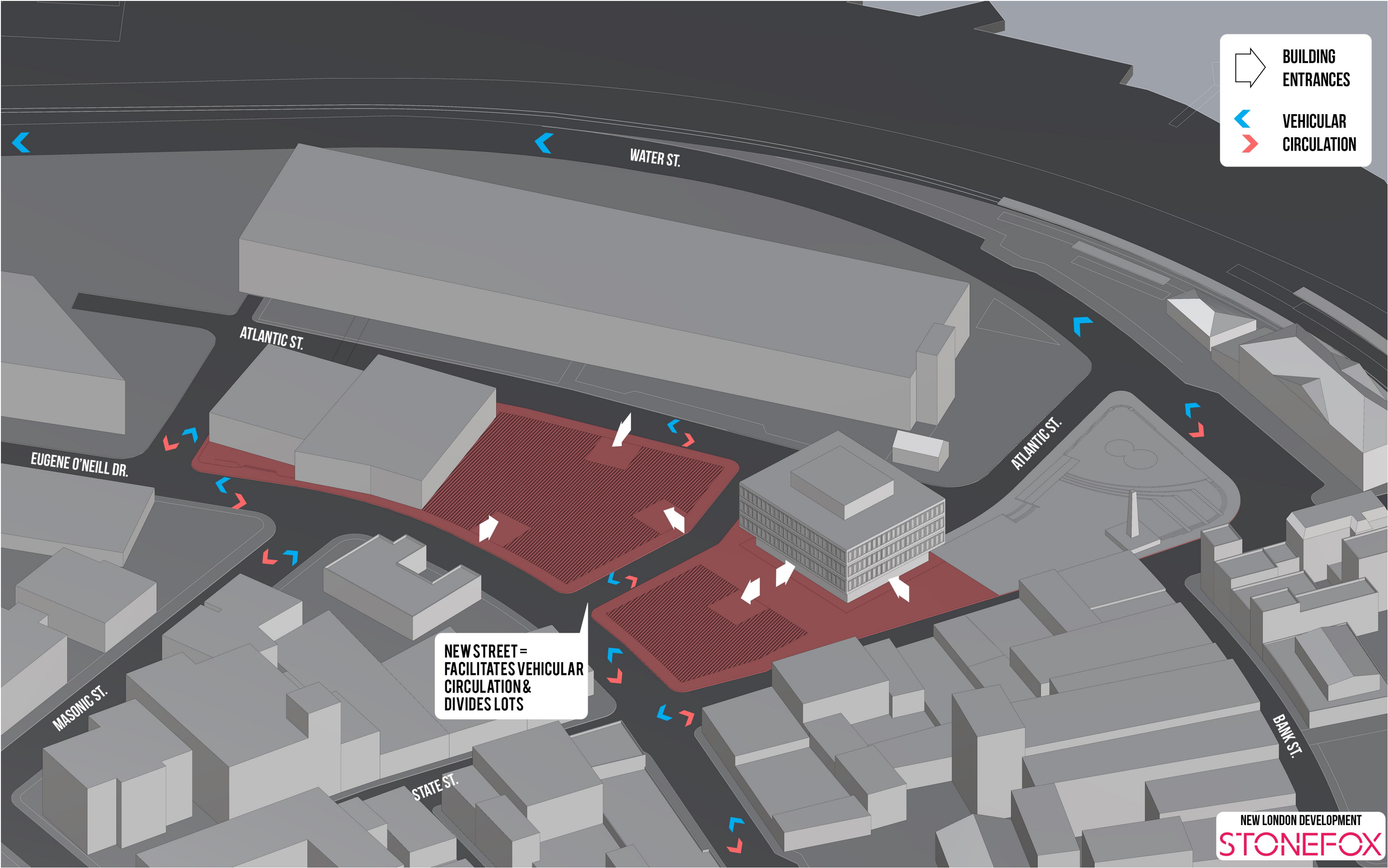
- A_DEMOLISH:**
THE DAY -
47 EUGENE O'NEILL DRIVE
- ONE UNION PLAZA -
74 STATE ST.
- B_INTEGRATION:**
WATER ST. GARAGE EXTENSION
- C_RENOVATION:**
TWO UNION PLAZA RENOVATION
- D_RETAIL PEDESTRIAN**
CORRIDOR

CIRCULATION

 BUILDING
ENTRANCES

 VEHICULAR
CIRCULATION





THAMES RIVER

GROTON

WATER ST.

ATLANTIC ST.

FISHERS ISLAND

EUGENE O'NEILL DR.

ATLANTIC ST.

MASONIC ST.

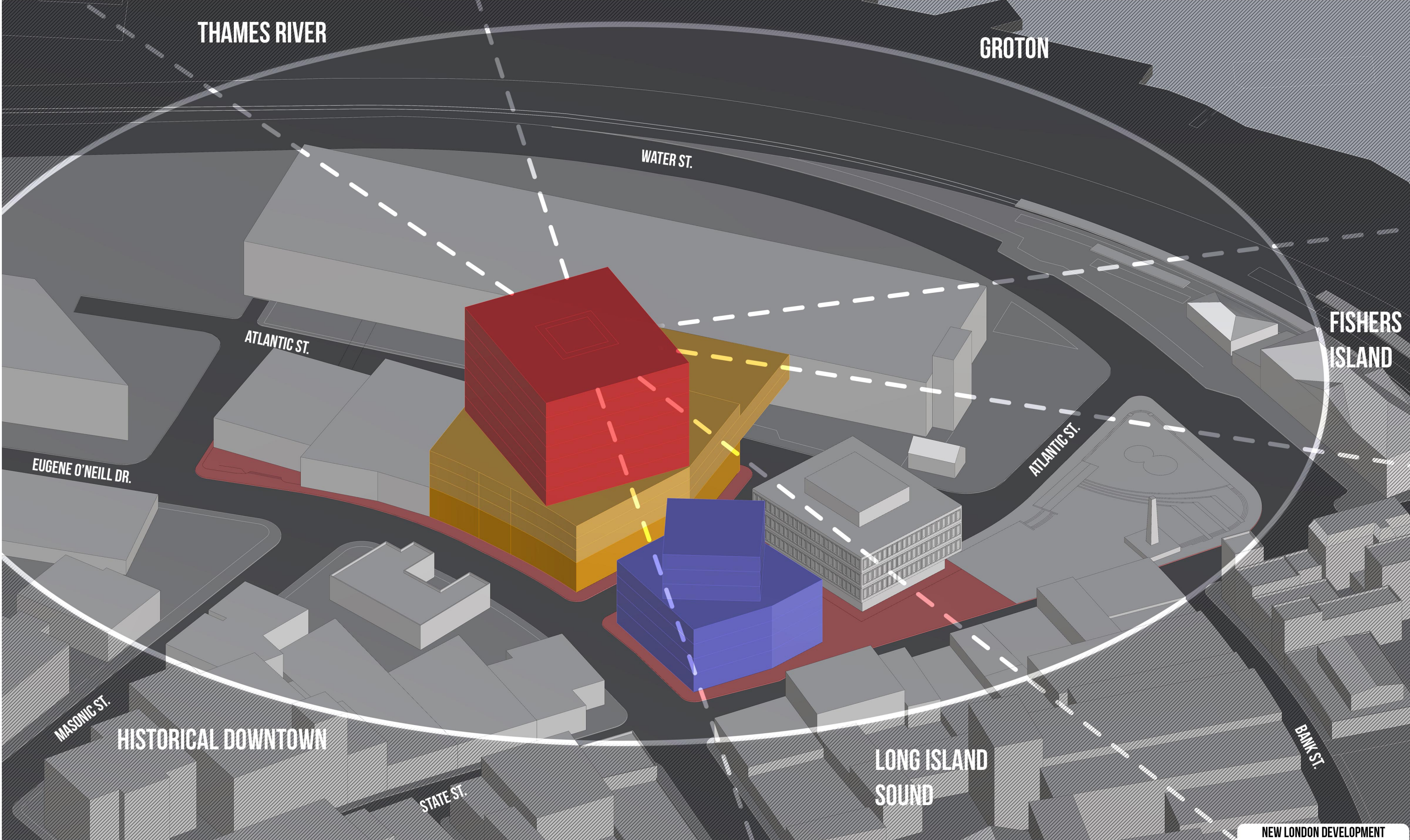
HISTORICAL DOWNTOWN

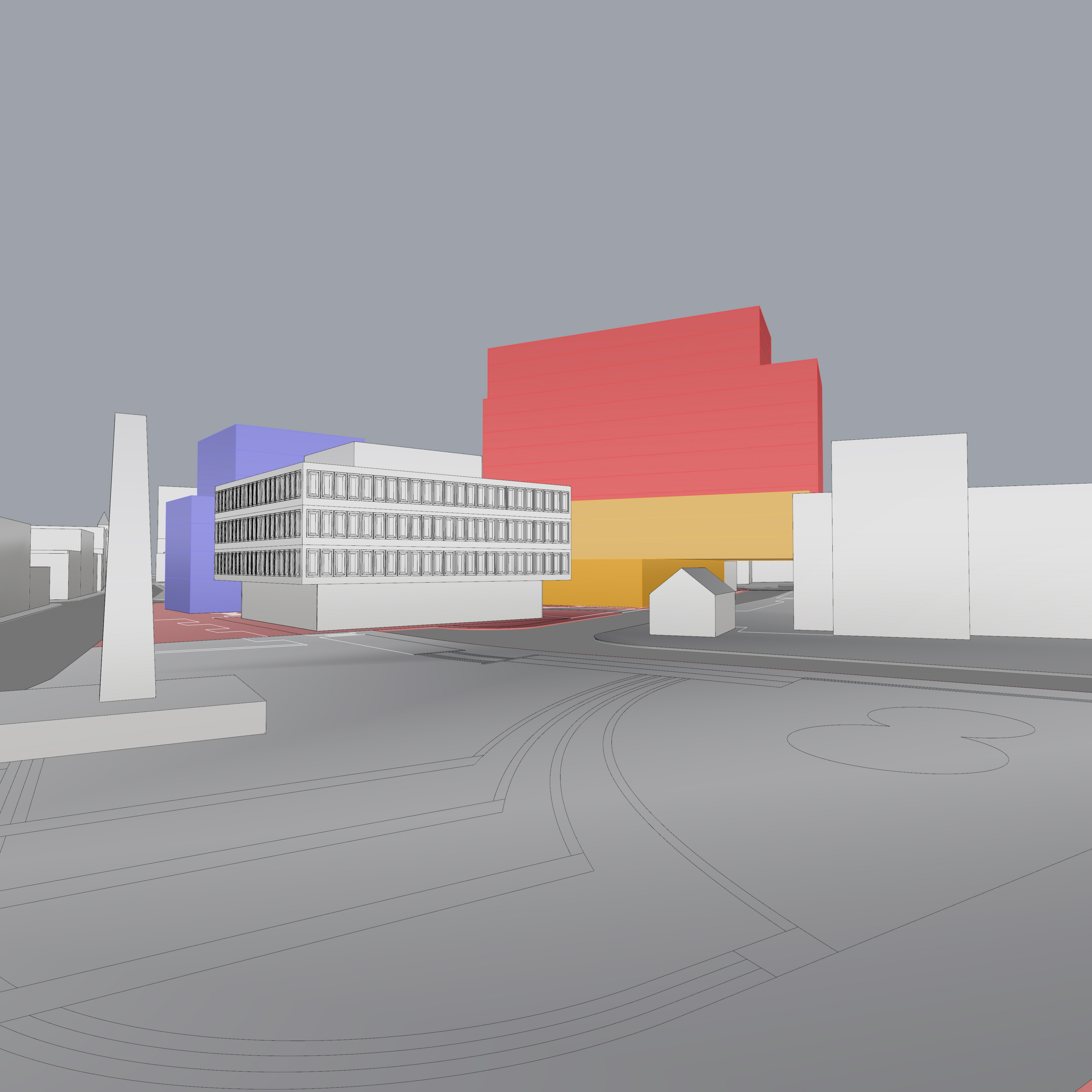
STATE ST.

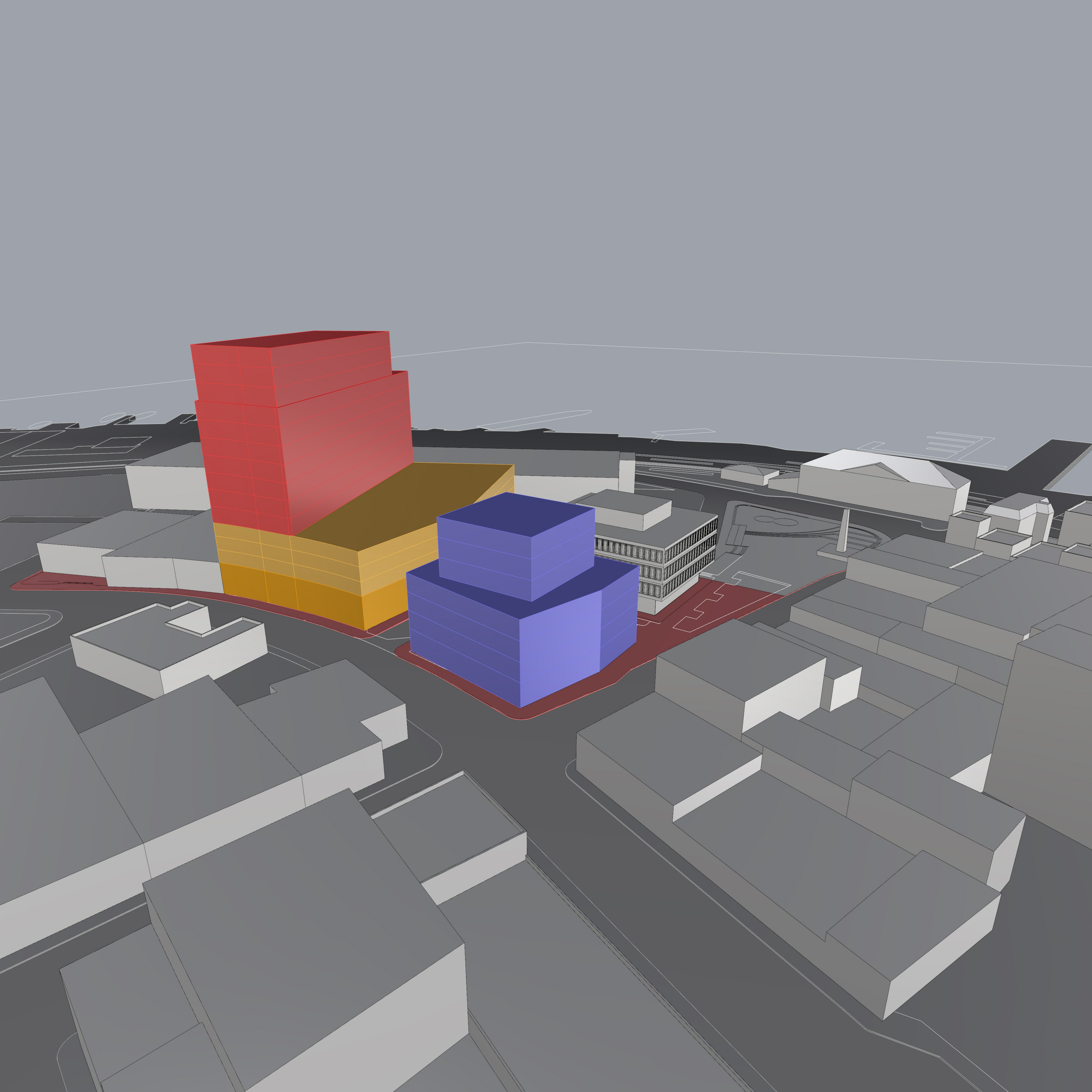
LONG ISLAND SOUND

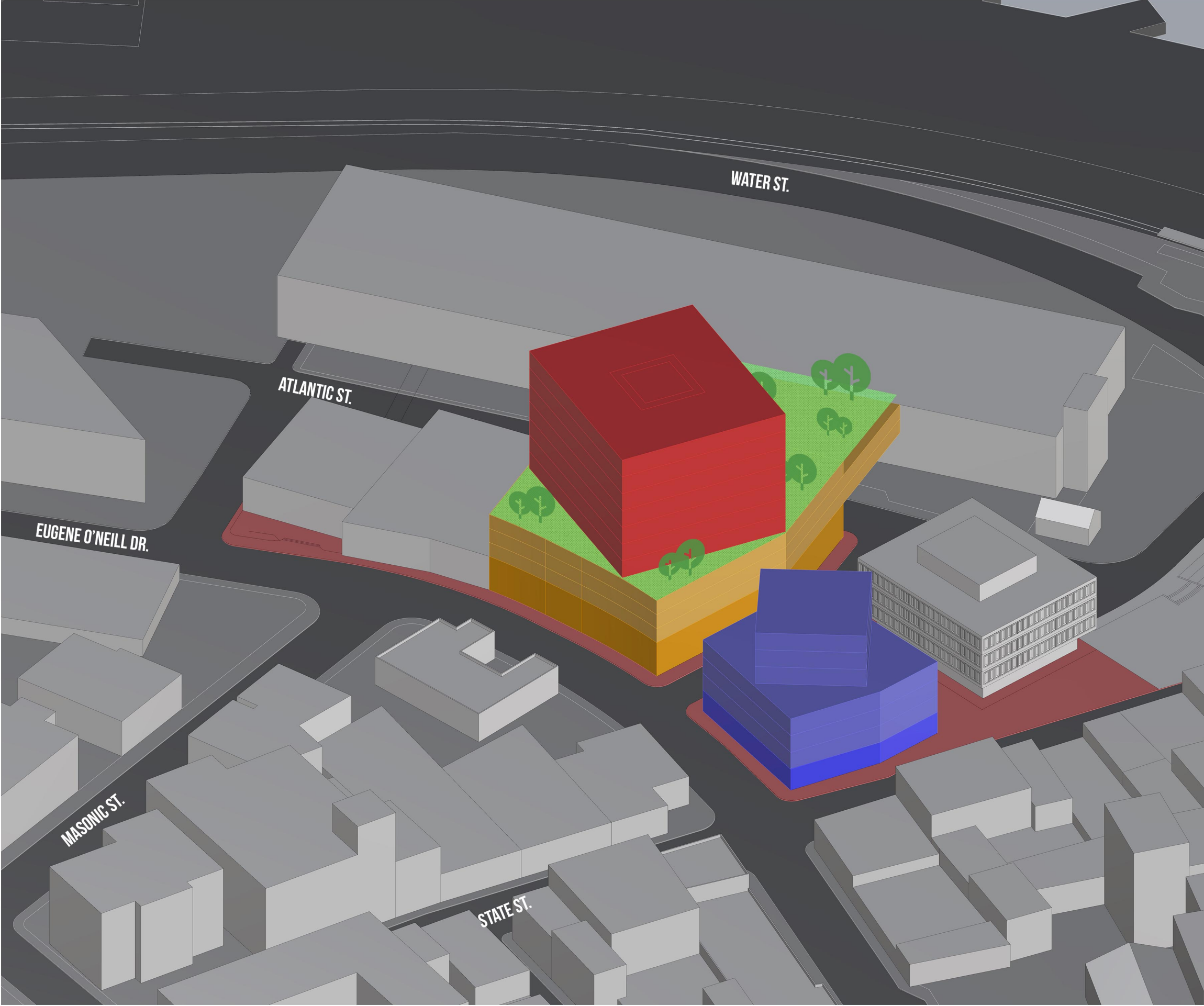
BANK ST.

NEW LONDON DEVELOPMENT









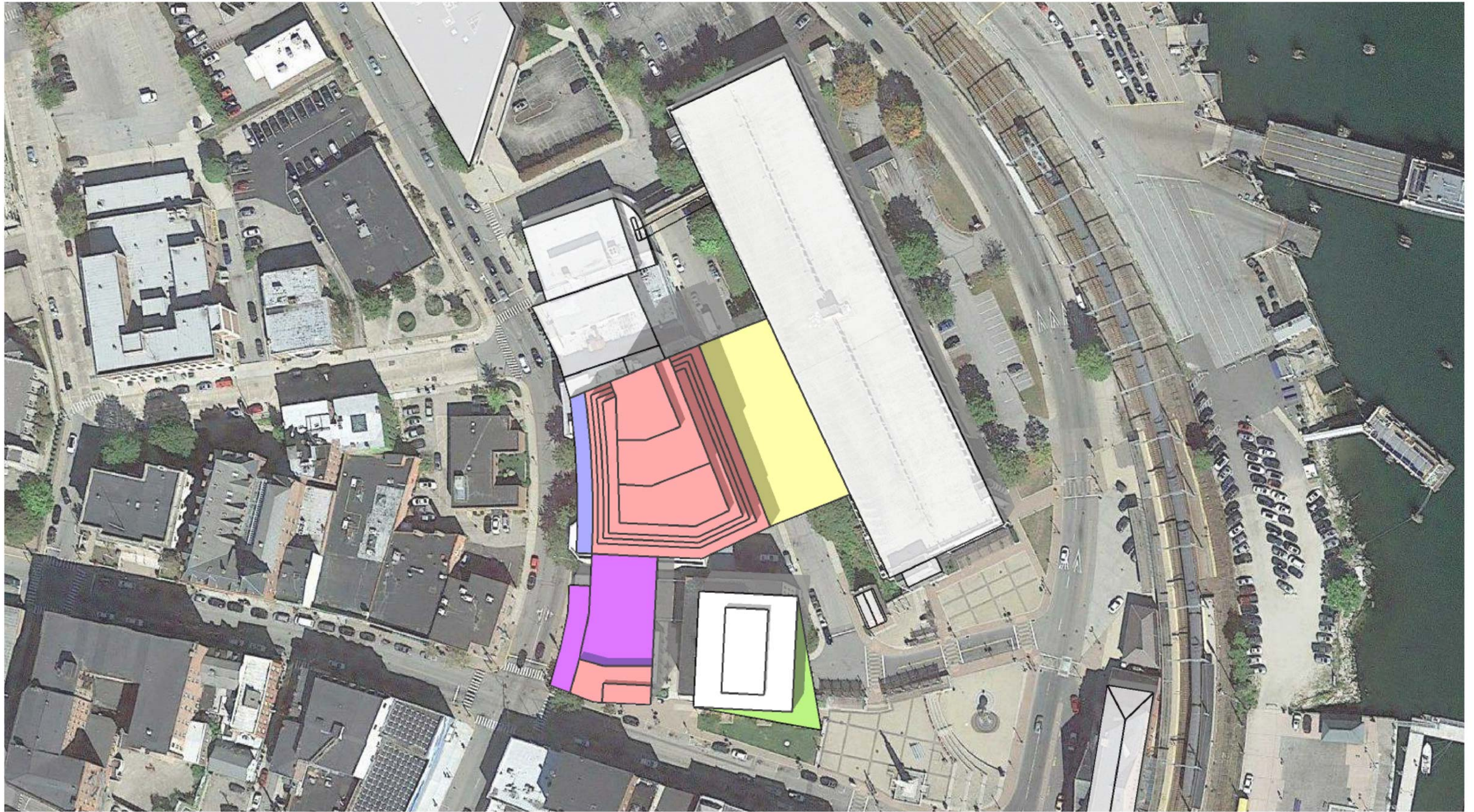
WATER ST.

ATLANTIC ST.

EUGENE O'NEILL DR.

MASONIC ST.

STATE ST.

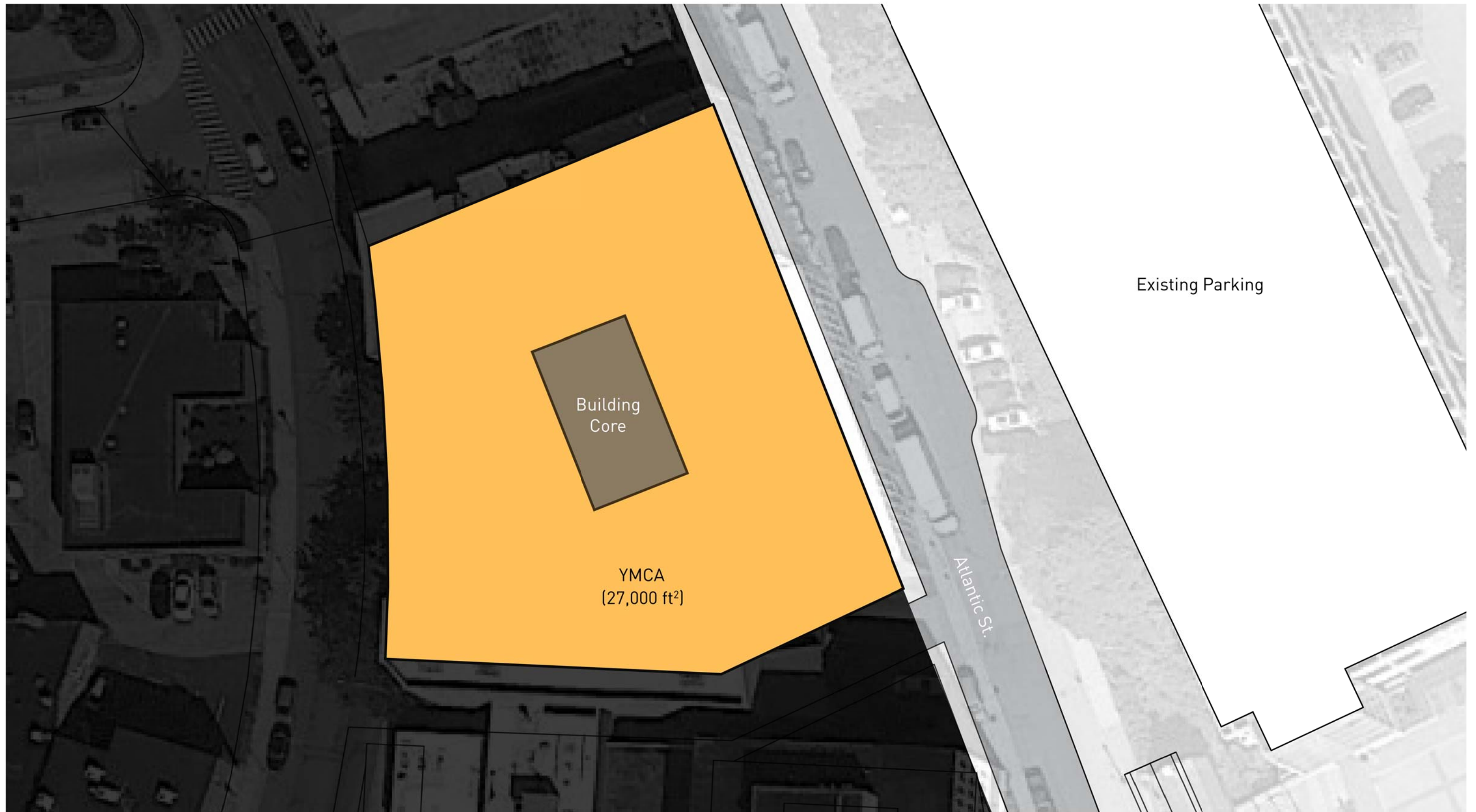


STONEFOX

611 Broadway
Suite 525
New York NY 10012

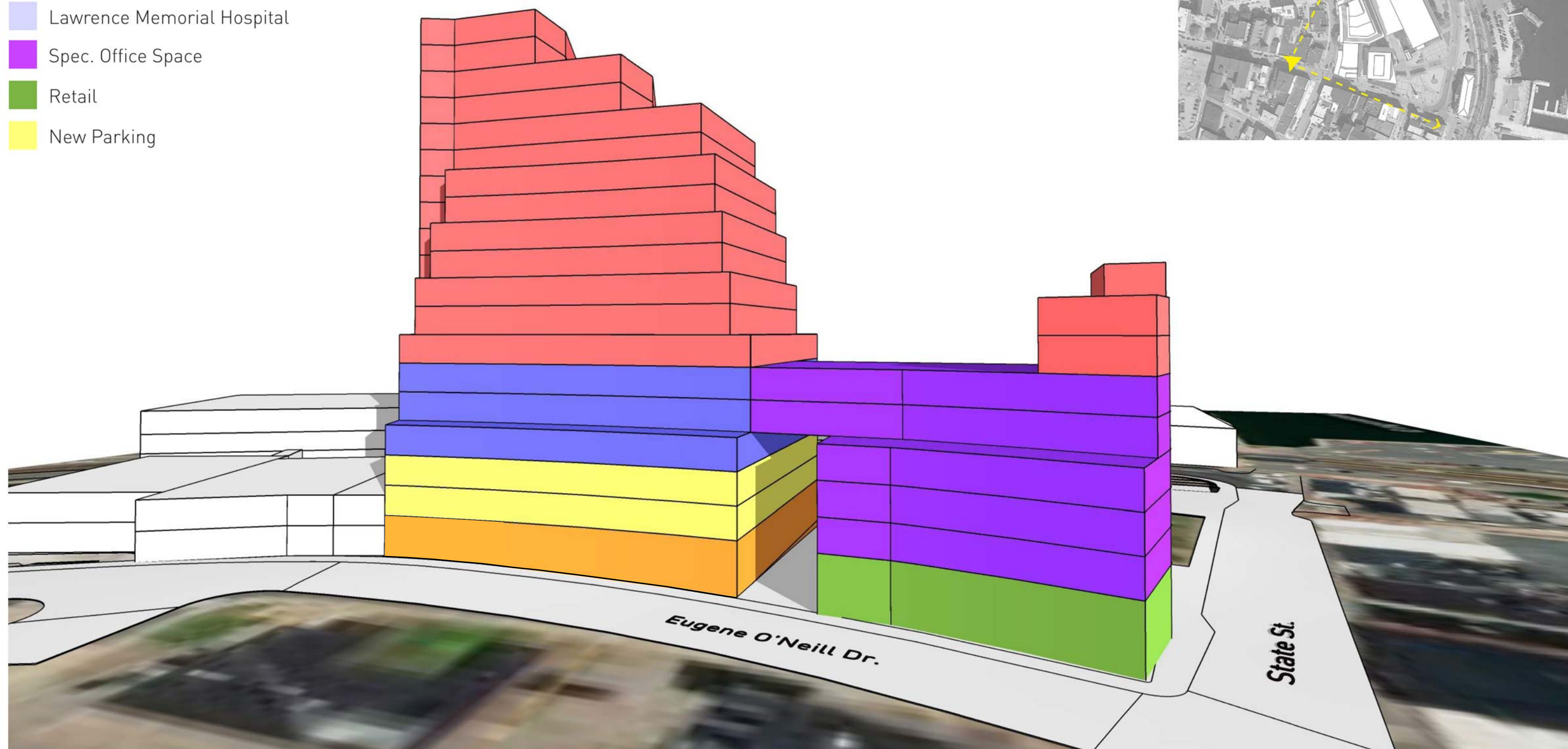
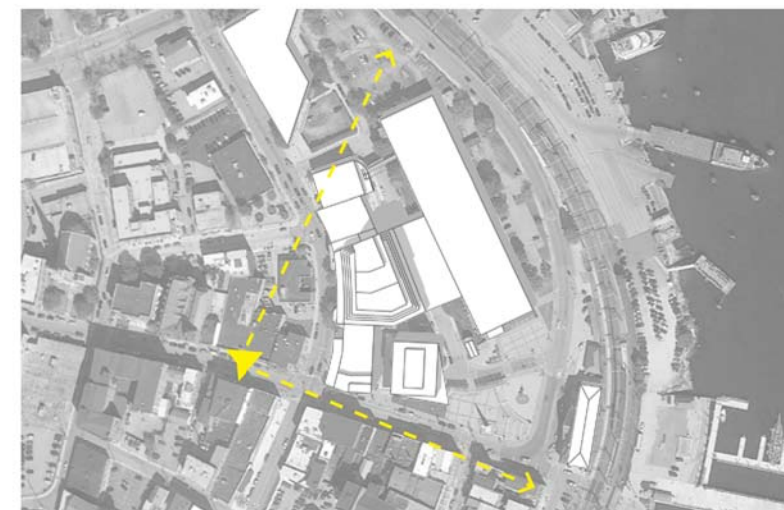
212.473.7900 T
212.473.7929 F
stonefox.us

Site Plan
0' 40' 100' ⌚





- YMCA
- Residential Units
- The City of New London
- Lawrence Memorial Hospital
- Spec. Office Space
- Retail
- New Parking



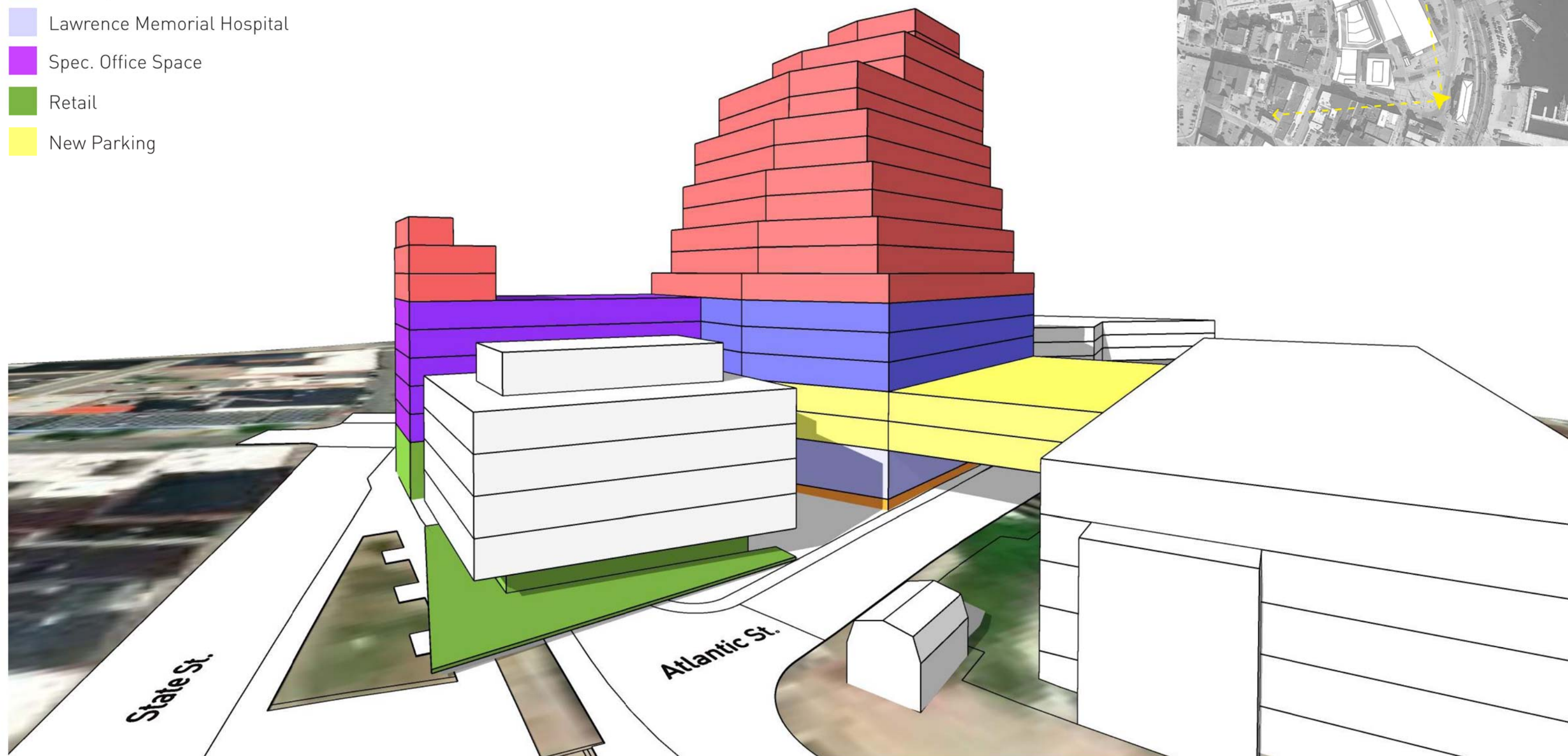
STONEFOX

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Suite 525
New York NY 10012

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New London Development
West View

- YMCA
- Residential Units
- The City of New London
- Lawrence Memorial Hospital
- Spec. Office Space
- Retail
- New Parking



STONEFOX

611 Broadway
Suite 525
New York NY 10012

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212.473.7929 F
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New London Development
East View

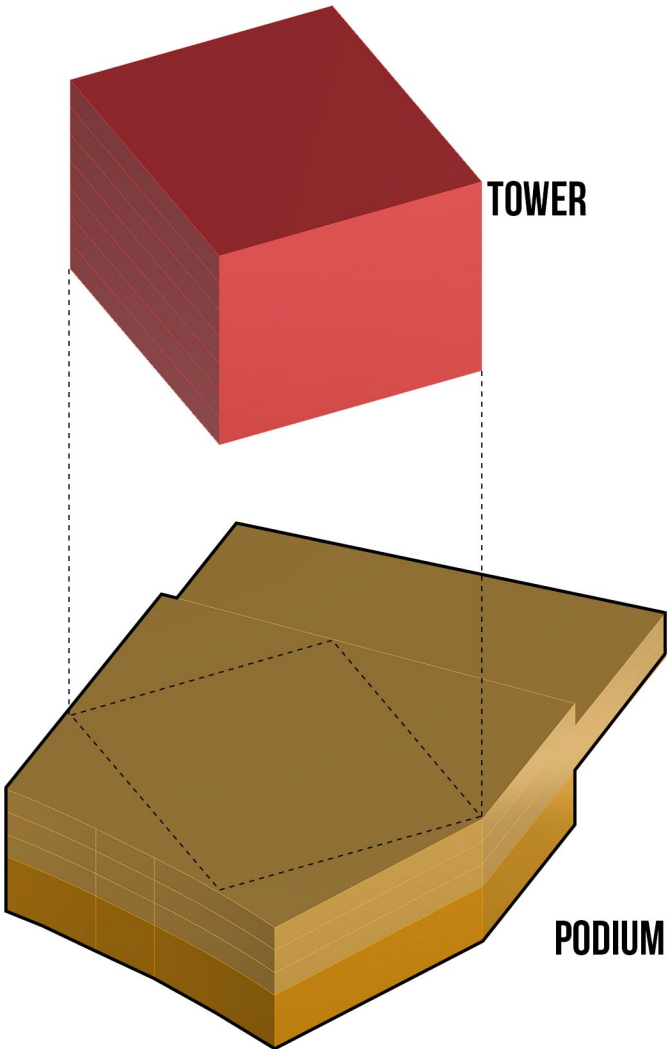
NON-IHZ

Program	Total Sq Ft	Sq Ft/Unit	# res units	Loss Factor	Leasable Net Sq Ft	Z	Parking/ Unit	Calculation (based on zoning)	Parking Spaces	Time of Day Usage	Permitted Hours of Operation
Studio	12,000	800	15	0.2	9,600		1	15 units * .75 parking =	11.25	5 pm - 9 am	
One-Bed	50,000	1000	50	0.2	40,000		1	50 units * 1 parking =	50	5 pm - 9 am	
Two-Bed	42,000	1400	30	0.2	33,600		2	30 units * 1.5 parking =	45	5 pm - 9 am	
Three-Bed+	8,500	1700	5	0.2	6,800		2	5 units * 2 parking =	10	5 pm - 9 am	
Guest			100			4	1	1 parking for every 4 units =	25	5 pm - 10 pm	
Membership Club (YMCA)	52,000			.2	41,600	100	1	1 parking per 100 sq ft =	416.00	7 am - 7 pm	
Retail	9,927			.2	7,942	300	1	1 parking per 300 sq ft =	26.47	8 am - 8 pm	6 am - 11 pm
State Street Offices	42,454			.2	33,963	300	1	1 parking per 300 sq ft =	113.21	9 am - 5 pm	6 am - 11 pm
104,381				83,504.80				TOTAL RESIDENTIAL	141.25		
								TOTAL NON-RESIDENTIAL	555.68		
								TOTAL SPACES	696.93		

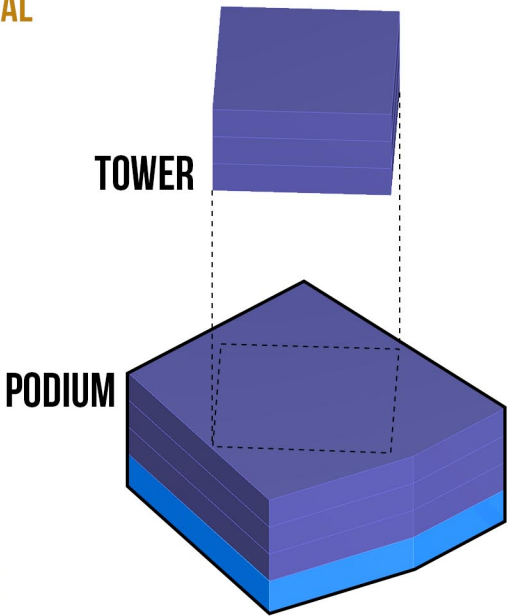
WITH IHZ: 20% of all dwelling units constructed in an IHZ shall be Incentive Housing Units.

Program	Total Sq Ft	Sq Ft/Unit	# res Units	Loss Factor	Leasable Net Sq Ft	Z	Parking/ Unit	Calculation (based on zoning)	Parking Spaces	Time of Day Usage	Permitted Hours of Operation
Studio	9,000	600	15	0.2	7,200		1	15 units * 1 parking =	15	5 pm - 9 am	
One-Bed	40,000	800	50	0.2	32,000		1	50 units * 1 parking =	50	5 pm - 9 am	
Two-Bed	30,000	1000	30	0.2	24,000		1	30 units * 1 parking =	30	5 pm - 9 am	
Three-Bed+	7,000	1400	5	0.2	5,600		1	5 units * 1 parking =	5	5 pm - 9 am	
Membership Club (YMCA)	52,000			.2	41,600	100	1	.5 parking per 100 sq ft =	208	7 am - 7 pm	
Retail	9,927			.2	7,941	300	1	.5 parking per 300 sq ft =	13.24	8 am - 8 pm	6 am - 11 pm
State Street Offices	42,454			.2	33,963	300	1	.5 parking per 300 sq ft =	56.61	9 am - 5 pm	6 am - 11 pm
104,381				83,504.40				TOTAL RESIDENTIAL	100		
								TOTAL NON-RESIDENTIAL	277.84		
								TOTAL SPACES	377.84		

PODIUM_HISTORIC PRECEDENTS



EUGENE O'NEILL RESIDENTIAL
AND RECREATIONAL



STATE ST. OFFICE
AND RETAIL



15-23 BANK ST._LAWRENCE HALL



80 STATE ST._CRONIN BUILDING



185 BANK ST._TATE BLOCK



180 STATE ST._CROCKER HOUSE

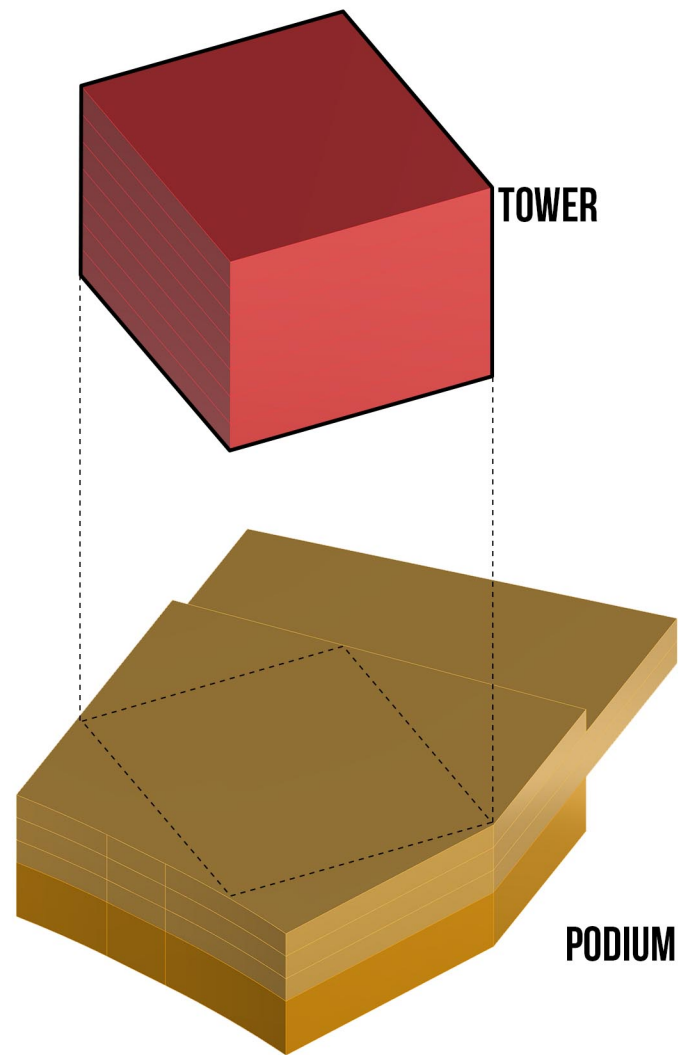


54 STATE ST._MARSH BUILDING

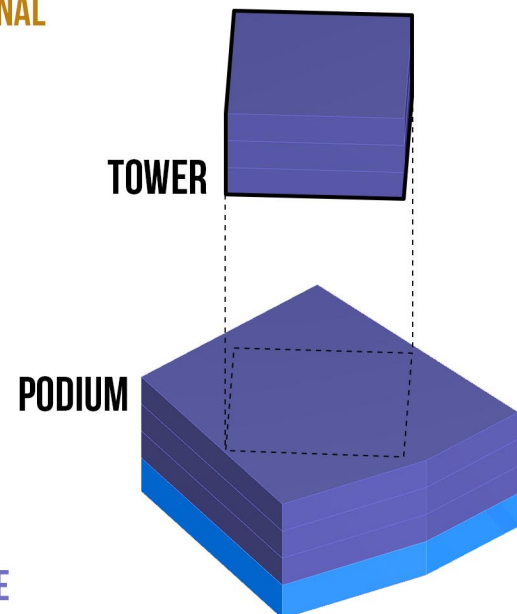


ROYAL HOTEL

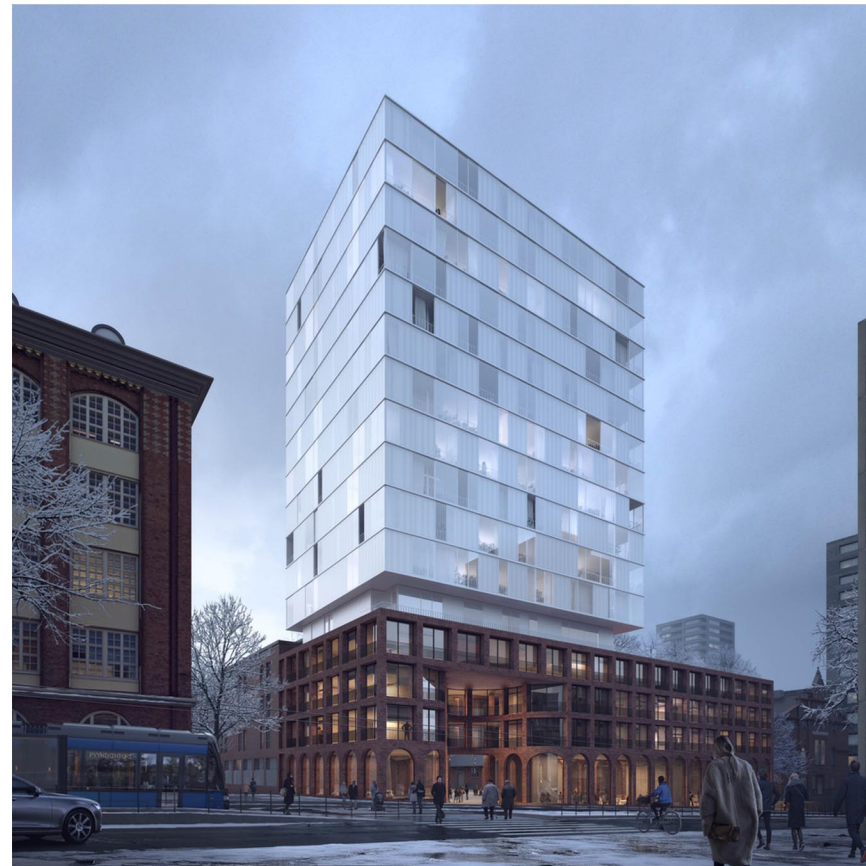
TOWER_STRATEGIC PRECEDENTS



EUGENE O'NEILL RESIDENTIAL
AND RECREATIONAL

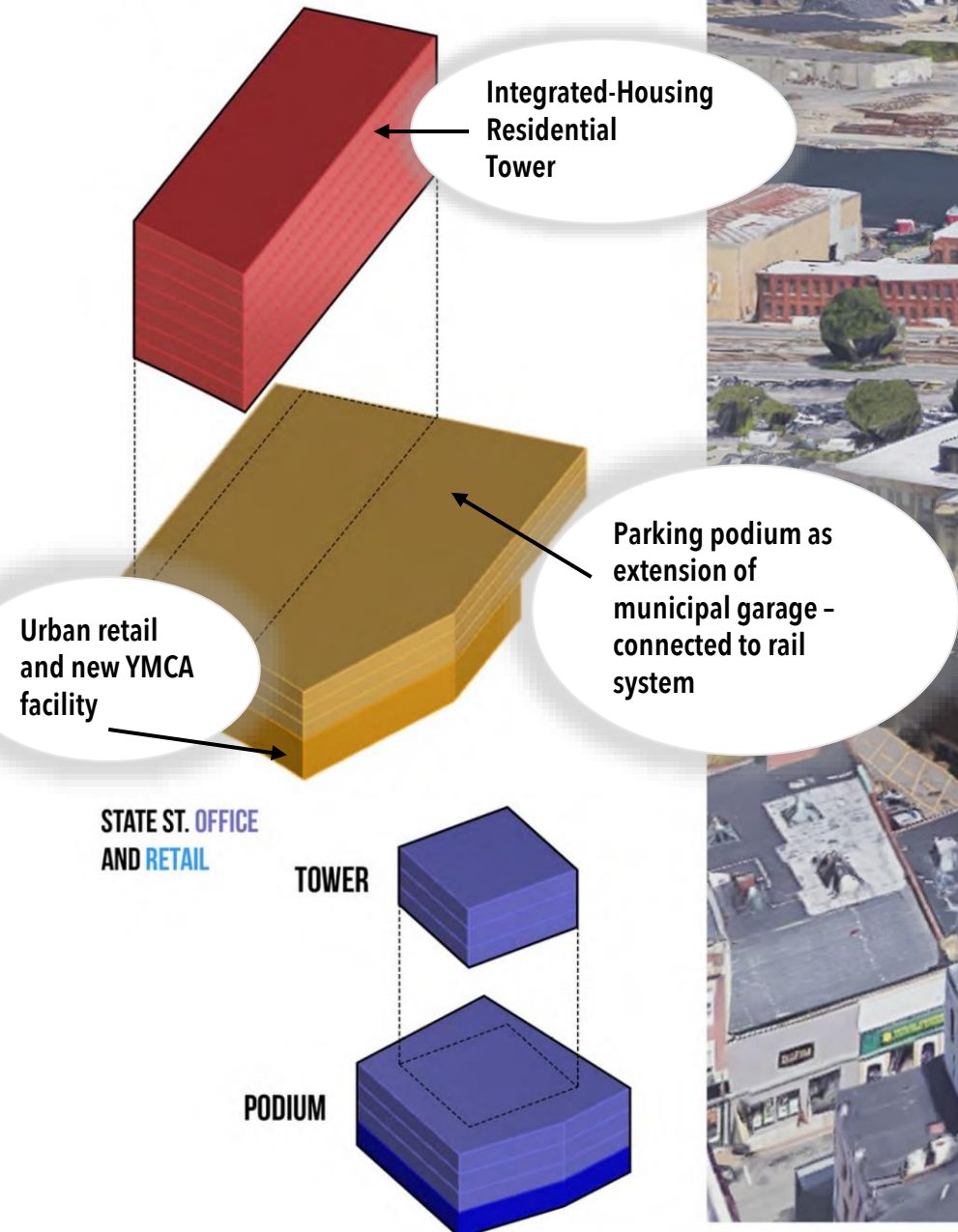


STATE ST. OFFICE
AND RETAIL



EUGENE O'NEILL RESIDENTIAL
AND RECREATIONAL

BIRD'S EYE VIEW



- ★ 1. Old Lyme
- ★ 2. East Lyme
- ★ 3. Waterford
- ★ 4. New London – Water Street
- ★ 5. New London – Bank Street
- ★ 6. New London – Academic Ctr
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Existing and Proposed
Fasttrack Smart
Transportation Network,
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England Villages





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